

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF TENNESSEE
NORTHEASTERN DIVISION AT GREENEVILLE**

In re	:	
	:	
JACK ROBERT THACKER, JR.	:	Case No. 2:25-bk-50237-RRM
a/k/a JACK R. THACKER,	:	Chapter 11 – Subchapter V
a/k/a J. R. THACKER	:	
	:	
Debtor	:	

REPORT OF SALE

On March 28, 2025, the Court entered the Amended Agreed Order Granting Motion To Sell 4332 Pretoria Run Free And Clear Of Liens And Interests (Doc 55). Attached is a copy of the Settlement Statement for the sale of 4332 Pretoria Run, Murfreesboro, Tennessee. The sale closed on March 28, 2025. From the \$1,107,500.00 sale price, \$511,904.33 shall be paid to the Subchapter V Trustee to be held pending further order of the Court.

/s/Maurice K. Guinn
Maurice K. Guinn (Bar Code No. 000366)
Gentry, Tipton & McLemore, P.C.
P.O. Box 1990
Knoxville, TN 37901
Phone: (865) 525-5300
mkg@tennlaw.com
Attorneys for Jack Robert Thacker, Jr.

CERTIFICATE OF SERVICE

The undersigned certifies that on March 28, 2025, the foregoing **“Report of Sale”** was filed electronically and will be sent by operation of the Court’s electronic filing system to Tiffany DiIorio, Andrew Wesley Hogan, Eric W. Reeher, M. Aaron Spencer, Anthony R. Steele, Walter N. Winchester, and the United States Trustee.

/s/ Maurice K. Guinn
Maurice K. Guinn

American Land Title Association

Final ALTA Settlement Statement - Cash
Adopted 05-01-2015

Tri Star Title & Escrow, LLC
ALTA Universal ID:
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

File No./Escrow No.: 0225-047
Print Date & Time: March 28, 2025 10:20 am
Officer/Escrow Officer:
Settlement Location: 1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129
Property Address: 4332 Pretoria Run
Murfreesboro, TN 37128
Buyer: Doug Atkins and Heather Atkins
1128 Julian Way
Murfreesboro, TN 37128
Seller: Jack Robert Thacker, Jr.
4332 Pretoria Run
Murfreesboro, TN 37128
Settlement Date : March 28, 2025
Disbursement Date : March 28, 2025

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	1,107,500.00	Sale Price of Property	1,107,500.00	
		Deposit		10,000.00
2,500.00		Seller Credit		2,500.00
		Prorations/Adjustments		
	7.78	HOA Dues 03/28/25-03/31/25	7.78	
442.72		City/Town Taxes 01/01/25-03/27/25		442.72
872.02		County Taxes 01/01/25-03/27/25		872.02
		Title Charges and Escrow/Settlement Charges		
		Buyer Closing Fee to Tri Star Title & Escrow, LLC	500.00	
		Wire Fee to Tri Star Title & Escrow, LLC	10.00	
		Owner's Title Insurance to Tri Star Title & Escrow, LLC	4,795.85	
		Coverage: \$1,107,500.00		
		Premium: \$4,795.85		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Version: ALTA Owner's Policy (2021)		
25.00		Payoff Delivery/Overnight Fee to Tri Star Title & Escrow, LLC		
		Commissions		
33,225.00		Commission - Listing Agent to SimpliHOM		
33,225.00		Commission - Selling Agent to Compass RE		
599.00		Broker Fee to SimpliHOM		
		Government Recording and Transfer Charges		
		Recording Fees to Rutherford County Register of Deeds	18.00	
		State Tax Stamps- Deed to Rutherford County Register of Deeds	4,097.75	
		Payoffs		
509,974.54		Payoff of First Mortgage Loan to First Horizon Bank pending update		
		Miscellaneous		
		ERecording Fee (B) to Corporation Service Company	6.00	
6.00		ERecording Fee (S) to Corporation Service Company		
200.00		HOA Current balance to Puckett Station Homeowners-1535		
		HOA Quarterly Dues (\$175) to Puckett Station Homeowners-1535 2nd Qtr Dues - good through June 2025	175.00	
20.00		HOA Service/Delivery Fee to Bill2Pay		
265.00		HOA Statement of Account to Ghertner and Company		
		HOA Transfer Fee to Ghertner and Company	450.00	
		HOA Working Capital to Puckett Station Homeowners-1535	250.00	
17.00		Record Non-Identity Affidavit to Rutherford County Register of Deeds		
45.00		Release Tracking Fee to ReQuire		
14,187.17		Perimeter Roofing Payoff to Perimeter Roofing		
511,904.33		Balance of Proceeds to be send to Subchapter V trustee account to Closed Title		

Seller			Buyer	
Debit	Credit		Debit	Credit
1,107,507.78	1,107,507.78	Subtotals	1,117,810.38	13,814.74
		Due from Buyer		1,103,995.64
1,107,507.78	1,107,507.78	Totals	1,117,810.38	1,117,810.38

Acknowledgement


We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Tri Star Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

Buyer

Doug Atkins

Heather Atkins

Seller


Jack Robert Thacker, Jr.

Tri Star Title & Escrow, LLC

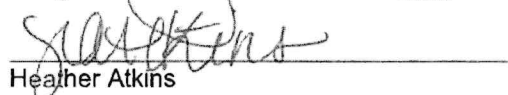
BY: _____

Seller			Buyer	
Debit	Credit		Debit	Credit
1,107,507.78	1,107,507.78	Subtotals	1,117,810.38	13,814.74
		Due from Buyer		1,103,995.64
1,107,507.78	1,107,507.78	Totals	1,117,810.38	1,117,810.38

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Buyer


Doug Atkins
Heather Atkins

Seller


Jack Robert Thacker, Jr.

Tri Star Title & Escrow, LLC

BY: _____